

36 Kingsland Road
Alton, Hampshire, GU34 1LA

Price £415,000

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Price £415,000 Freehold

- Town centre 500 yards by road, 300 yards on foot
- Alton Station 0.8 mile
- A31 0.95 mile
- 'Access only' road

A classic red brick Edwardian end of terrace house, beautifully presented and set within a highly desirable town centre street. The lovely rear garden enjoys a westerly orientation and boasts a garden building at the rear

- 3 bedrooms
- Upstairs bathroom
- Downstairs cloakroom
- Open plan living dining room
- 17'5 kitchen breakfast room
- Gas heating and high quality double glazing
- Lovely westerly rear garden + garden buildings
- Cul-de-sac location

DESCRIPTION

The property is a truly lovely town centre cottage enjoying impeccable presentation. The current owners have gone to great lengths to ensure the property benefits from a modern and usable layout whilst great care has been taken not to lose the charm and feel of the original cottage. Improvements include open plan living dining room, an impressive 17' kitchen, and a downstairs cloakroom.



On the first floor there are 3 independently accessed bedrooms and a freshly refitted bathroom. Also of note are the newly installed high end replica sash double glazed windows. The setting is quite lovely and despite being a town centre location, is remarkably tranquil. The rear garden is an absolute delight benefiting from mature boundaries which ensure a high degree of privacy. The orientation of the rear garden is westerly and to the rear there is a useful garden building.

LOCATION

Kingsland Road is quietly set in a residential area just a few hundred yards from Westbrook Gardens which in turn adjoins Alton's Georgian High Street. As a consequence excellent shopping facilities including M&S, Sainsbury's and a range of independent retailers are at hand as is the weekly street market and occasional weekend farmer's market. For the commuter, Alton has a mainline station feeding London Waterloo and excellent vehicular access to Farnham, Guildford and Basingstoke.

DIRECTIONS

Travelling along Alton's Butts Road away from the High Street, take the first right into Ackender Road. Then turn 2nd right into Kingsland Road. The property can be found on the left hand side just after the turning for Langham Road.

COUNCIL TAX

Band D - East Hampshire District Council.

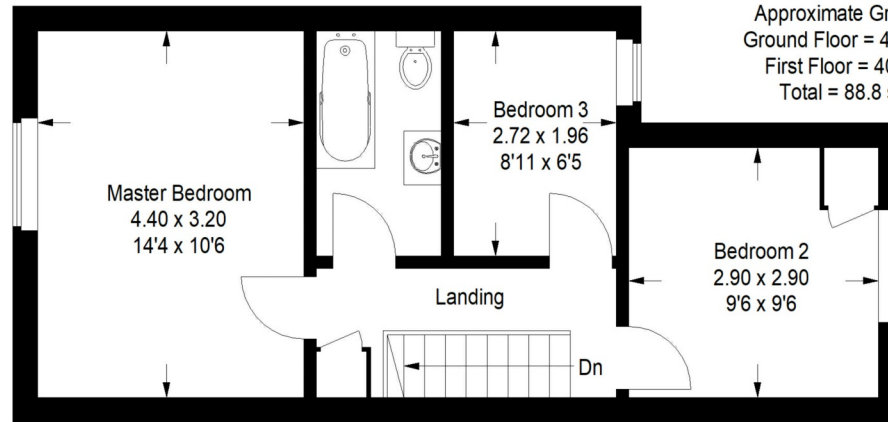
SERVICES

All mains services.



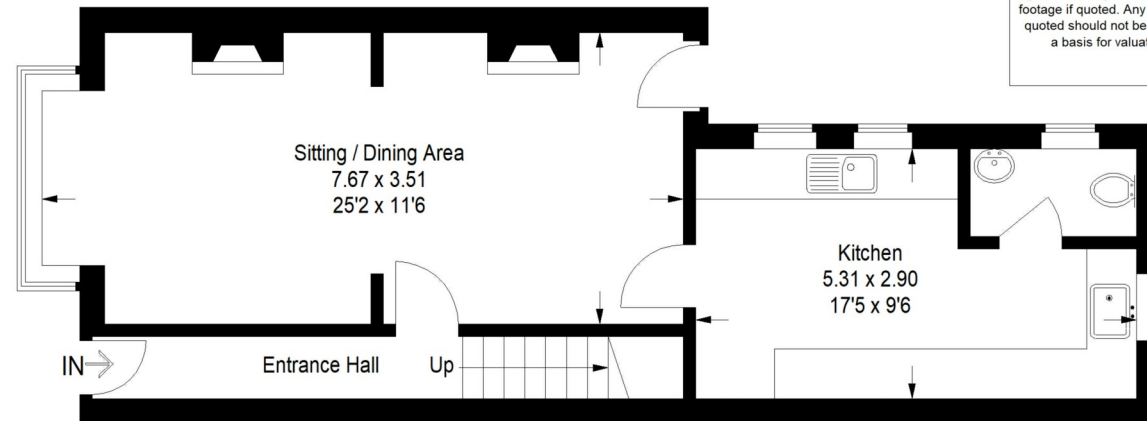
Kingsland Road, Alton

Approximate Gross Internal Area
 Ground Floor = 48.8 sq m / 525 sq ft
 First Floor = 40 sq m / 431 sq ft
 Total = 88.8 sq m / 956 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

First Floor



Ground Floor

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

CPRKDa329081

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	